



Hudson Court, 54 Broadway, Salford  
Offers In Excess Of £140,000

**Ascend**  
Built on higher standards

## Hudson Court, 54 Broadway, Salford

A Two Bed, One Bath with Parking located within the highly sought after Salford Quays area, just a short stroll from MediaCityUK.

On the outside you'll find landscaped gardens and your very own secure parking space - a huge bonus. Step inside and you'll find a chic and trendy design throughout, with real attention to detail, with accommodation that briefly comprises: entrance hall, open plan living kitchen, one large double bedroom, bathroom and a practical utility cupboard.

Location wise, you're literally on the doorstep of the water-front's stylish bars and restaurants as well as everything else the Quays has to offer. Travelling around the city couldn't be easier either - the tram stop is only a 5 minute walk away, so Manchester is within easy reach. This really is modern city living at its best! If you're interested in having a closer look, or have any questions, do get in touch with our sales team.

\*The photos used for this advertisement are for marketing purposes, so fixtures and fittings may vary\*

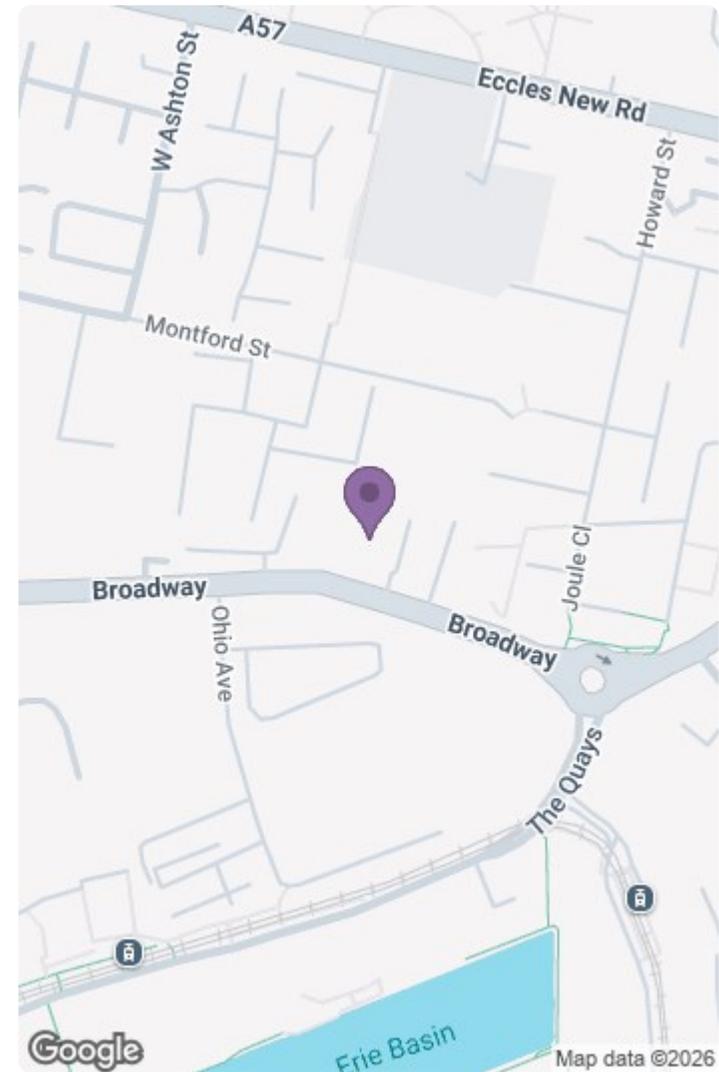
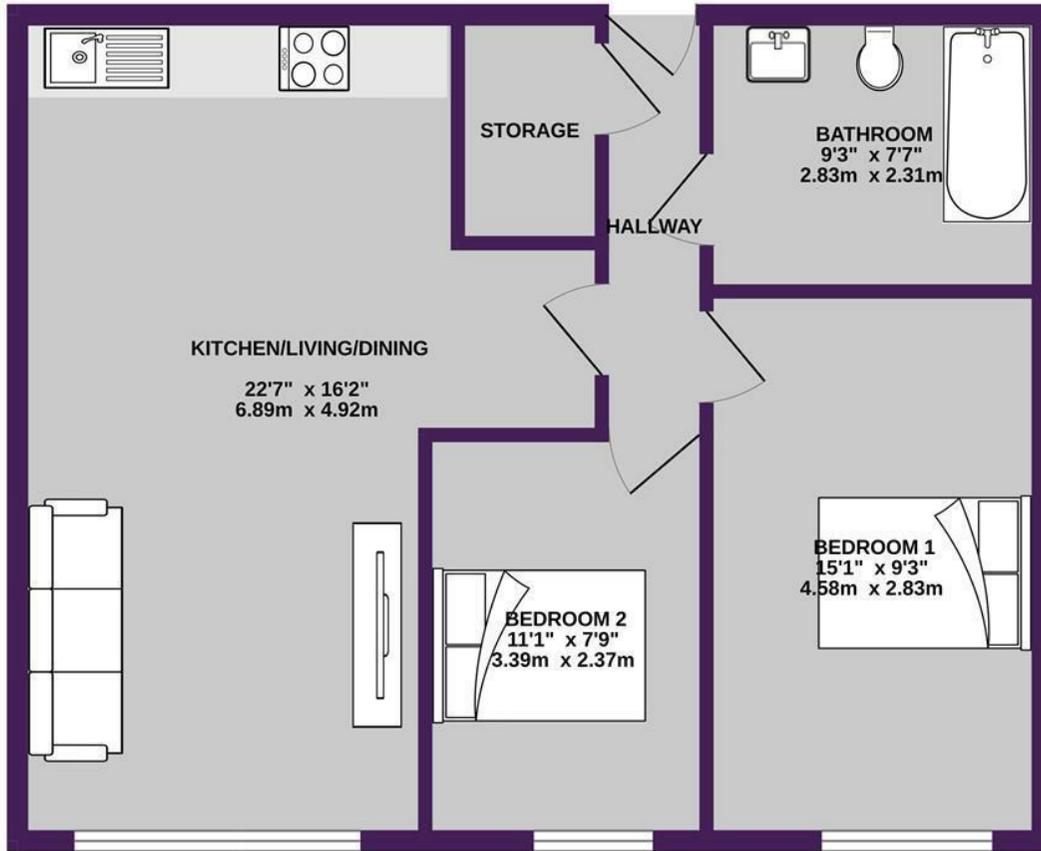
\*Please Note: The windows in the development DO NOT open. This is due to the close proximity of a neighboring saw mill and timber yard\*

Tenure: LEASEHOLD  
Service Charge: £1933.16 PA

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.



SECOND FLOOR  
640 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA: 640 sq.ft. (59.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Passed	Current	Passed
Very energy efficient - lower running costs 82-90 (A)		Very environmentally friendly - lower CO <sub>2</sub> emissions 82-90 (A)	
75-81 (B)		75-81 (B)	
69-74 (C)		69-74 (C)	
63-68 (D)	68	63-68 (D)	
55-62 (E)		55-62 (E)	
49-54 (F)		49-54 (F)	
43-48 (G)		43-48 (G)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

